

BUCKS

PROPERTY AGENTS



28 Forest Road, Onehouse, Stowmarket, IP14 3EW

Asking Price £625,000

- Four Bedroom Detached Home
- Utility & Cloakroom
- Approx. 0.75 acres STS
- Modern Bespoke Kitchen
- Desirable Location
- Kitchen Diner & Family Room
- Established Garden
- Self Contained One Bedroom Annex
- Ample Off Road Parking
- View Over Fields

28 Forest Road, Stowmarket IP14 3EW

Nestled in the charming village of Onehouse, Stowmarket, this impressive detached house on Forest Road offers a perfect blend of comfort and versatility. Set within approximately 0.75 acres, this property is ideal for families seeking space and flexibility in their living arrangements.

At the heart of the home lies a delightful kitchen diner family room, perfect for family gatherings and culinary adventures. With four well-proportioned bedrooms, there is plenty of space for family members or guests to enjoy their privacy. The family bathroom ensure convenience for all, making morning routines a breeze.

The utility with combined cloakroom room adds practicality, making laundry and household chores more manageable.

One of the standout features of this property is the self-contained annex, which offers a multitude of possibilities. Whether you envision it as a guest suite, a home office, or a space for extended family, this annex enhances the home's flexibility and functionality.

There is ample parking, ensuring that you and your guests will never be short of space. The expansive grounds offer a wonderful outdoor area for gardening enthusiasts to thrive, or simply for enjoying the tranquillity of the surroundings.

This exceptional property on Forest Road is a rare find, combining spacious living with the potential for various uses. It is a perfect opportunity for those looking to settle in a peaceful village while still being close to the amenities of Stowmarket that offers something for everyone including a railway stations with main links to London, Cambridge, Norwich, Ipswich and Bury St Edmunds. Do not miss the chance to make this delightful house your new home and book a viewing with us today.



Council Tax Band: F



Entrance Porch:

With tiled floor. Leading to:-

Hallway:

With stairs to first floor and useful storage area.

Cloakroom/Utility:

With window to front, low level WC, basin over vanity unit, vinyl flooring and radiator. The utility is accessed via a sliding door with plumbing for washing machine, space for tumble dryer and shelving.

Sitting Room:

With window to side, feature open brick fireplace, large understairs cupboard, TV point and radiator.

Kitchen/Diner/Family Room:

A bright and airy space with windows to rear and to the side, four Velux windows and double French doors opening onto the garden creating a feeling of seamless indoor-outdoor living. The bespoke kitchen offers a range of modern high and low level units, central island with seating, storage with matching worktops and splashbacks. Space for range cooker, space for American fridge freezer and plumbing for dishwasher. There is engineered oak flooring in the kitchen area only. The dining and family area offer space to relax with TV point and radiator.

FIRST FLOOR

Landing:

With large storage cupboard and radiator.

Bedroom One:

With window to front and radiator.

En Suite:

With double shower, basin over vanity unit, low level WC, fully tiled walls, laminate flooring and heated towel rail. There is a large practical shelved storage cupboard in the en suite.

Bedroom Two:

With window to front, built in double wardrobe with mirrored doors and radiator.

Bedroom Three:

With two windows to rear, large built in cupboard, feature fireplace, laminate flooring loft access and radiator.

Bedroom Four:

With window to side and radiator.

Bathroom:

With window to rear, corner shower, bath, basin over vanity unit, low level WC, tiled splashbacks and radiator.

Outside:

To the front of the property is a shingle driveway providing off road parking for several vehicles, hard standing area, shrubs and trees. Side gates either side of the property lead to the established rear garden that comprise of decking, summer house, pond, wild garden and pergola with hot tub. Mature trees, fruit trees and shrubs. There is ample storage with workshop, brick outbuilding and 3 wood stores. For privacy and seclusion the garden with surrounded by hedge and fencing and benefits from views over fields to the rear.

ANNEXE

Sitting Room:

With window to front, door to outside, feature fireplace with wood burner inset, TV point and radiator.

Kitchen:

With window to side, range of high and low kitchen units, tiled splashbacks, sink and drainer. Space for cooker with extractor hood and fan, space for fridge freezer, integrated slimline dishwasher. Built in pantry, laminate flooring and electric radiator.

Rear Hallway:

With cupboard that houses the hot water tank. Door leading to:

Conservatory:

With laminate flooring, surround windows and door to outside.

Utility:

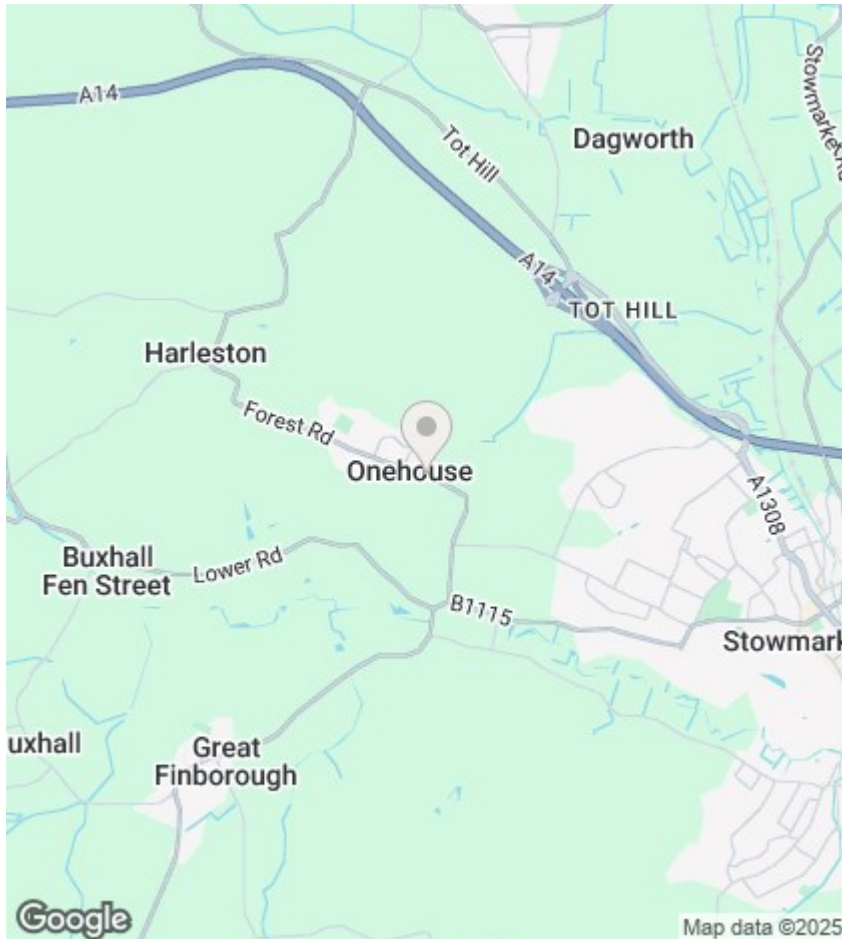
With plumbing for washing machine, space for tumble dryer, worktops, large storage cupboard with sliding doors and wall hung boiler.

Bedroom:

With window to front and radiation.

Bathroom:

With window to side, corner double shower, low level WC, basin over vanity unit, tiled splashbacks and electric radiator.



Directions

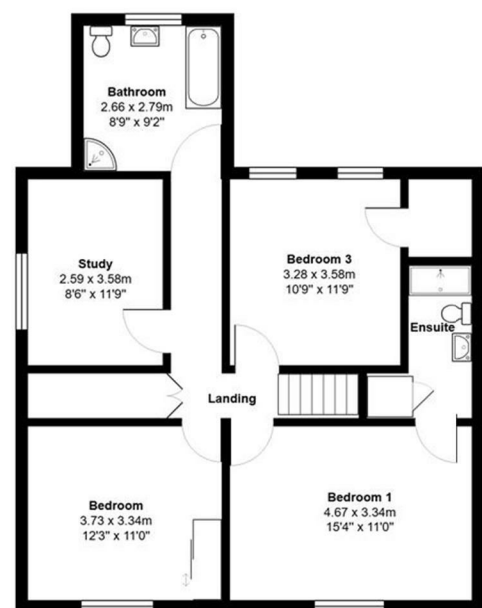
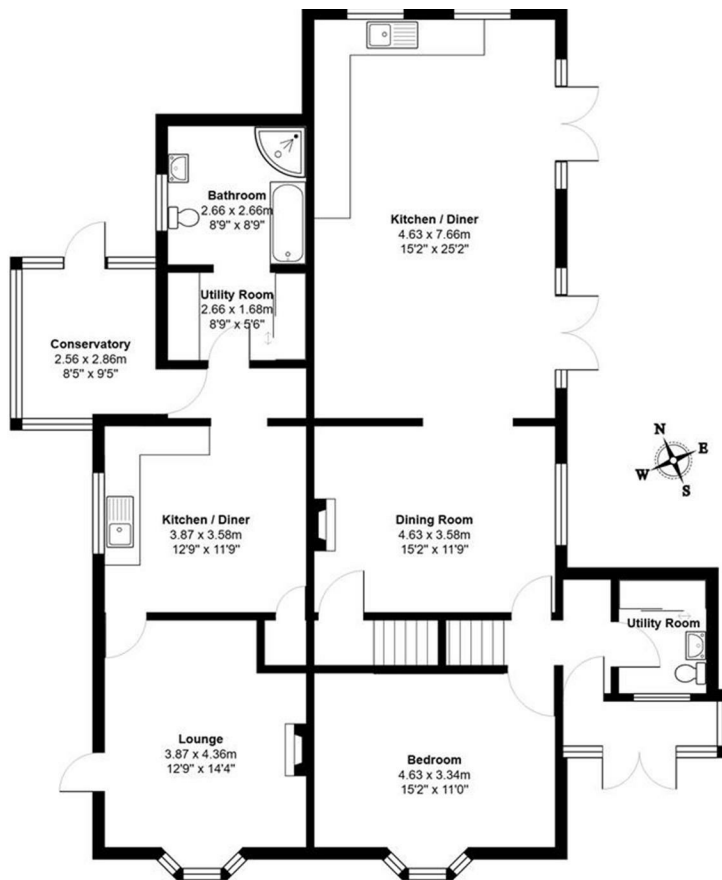
Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 1st exit onto Bury Rd Slight left towards Chilton Way Slight left onto Chilton Way Turn right onto Union Rd Turn right onto Starhouse Ln Continue onto Forest Rd Destination will be **Viewings**

Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 218.4 m² ... 2350 ft²